



LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

Teri Rennia, City Council President
Angela Holmes, City Clerk

MINUTES PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE City Council Work Room, 38 Hawley Street, Binghamton Monday March 31, 2014

Called to Order. Called to order by Planning and Community Development Committee Chair Webb at 5:08pm.

Council Members Present: Jerry Motsavage, Joseph Mihalko (Committee Member), Lea Webb (Committee Chair), Chris Papastrat

Council Members Absent: Teri Rennia, John Matzo, Bill Berg (Committee Member)

Also Present: Joel Boyd, Assistant Director of Economic Development; Melissa Enoch, Sustainable Development Planner; Angela Holmes, City Clerk; Leigh McCullen, Senior Planner; Steve Quinn, Housing Supervisor

ITEMS CONSIDERED

Discussion. The Planning and Community Development Committee met with representatives from various City Hall departments to review the proposed Comprehensive Plan Chapter A, entitled "Economic Development", Chapter B, entitled "Housing", and the Real Estate Strategies. Angela Holmes noted for the record that the purpose of these Planning Committee meetings are to review each section of the Comprehensive Plan and to identify questions, items of concern or other matters which will require further review at the Joint Sessions to be held on May 12, 2014 and May 14, 2014.

Comments. Melissa Enoch asked the Planning and Community Development Committee how they would like to receive comments on the Comprehensive Plan submitted by members of the public and the Mayor, either as they are received or on a weekly basis. Members of the Committee confirmed that they would prefer to receive the comments on a weekly basis with the ability to review the comments at future Committee meetings if necessary.

Chapter A, "Economic Development". The questions, items of concern or other matters identified in Chapter A which require further review at the Joint Sessions are as follows:

- 1.3. What would the job duties of the concierge position be? Have other municipalities used a similar position?
- 1.4. What is required in order for a parcel to be designated "shovel ready"? Has the City accomplished any of those objectives already? Which department is responsible for following through with the rest of the objectives, and can we use existing BOA funds to accomplish this? What is the estimated timeline for achieving a "shovel ready" designation for the Charles Street Business Park? How was Emerson able to build at that location if the land is not formally designated as "shovel ready"? What is the status of the power plant building?
- 2.1. The Stow Manufacturing site is the proposed location for a casino. If the casino plan proceeds, how would the project affect this recommendation?
- 2.2. What is the status of the Brandywine BOA project? What is the status of Broome County's Land Bank application?
- 2.6. Have the consultants considered On-The-Job funding opportunities through the New York State Department of Labor? What have other municipalities done in this respect?



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- 3.2. Amend the recommendation to include the task of gathering information about what goods and services are currently available in the City of Binghamton, and provide that information on a regular basis to institutions in Broome County.
- 4.1. What are the necessary steps in order to establish a Business Improvement District (BID)? What does City Council need to do?
- 4.3. Create a map to show where the concentrations of various retail industries are currently located in the City of Binghamton to provide a visual representation of existing conditions.
- 4.6. Add New York State Department of Transportation regional representative to the list of “Involved Parties” in the Action Plan.
- 5.1. How have other municipalities implemented the idea of “pop-up shops”? Who would organize and launch this effort.
- 6.1. Add City Council to the list of “Involved Parties” in the Action Plan. To help implement this action, each Council member should go through each of their respective districts to identify what areas might be rezoned in order to build neighborhood commercial hubs.
- 7.6. Add the Center for Technology and Innovation (TechWorks!) to the list of “Involved Parties” in the Action Plan.

Chapter B, “Housing” and Real Estate Strategies. The questions, items of concern or other matters identified in Chapter B which require further review at the Joint Sessions are as follows:

- How many students will Broome Community College be able to accommodate once the new student housing complex is completed? Will the expansion of student housing at BCC affect the student housing figures presented in this chapter?
- What is the going market rate for senior housing in the City of Binghamton?
- 1.4. Provide an update on the grant application for the “Housing Enhancement Program” (HEP 1).
- 1.5. Provide examples of other municipalities who have implemented a Land Trust program for seniors. What are the successes and barriers in these types of programs? Is this similar to the “cooperative” model?
- 1.6. Provide additional information on the Section 203(k) program. Who is eligible for this funding? In what manner could the City of Binghamton work with FHA-approved lenders? How would the arrangement operate?
- 2.4. Provide examples from other municipalities who have incorporated the mandate to include a certain portion of affordable units in all new developments.
- 3.1. The new Urban Village/Mixed Use Zoning classification needs to be revisited in the land use discussion. What will be the effects on existing student housing located outside of this area?
- 3.3. Are there any examples of Code Enforcement strategies utilized by other municipalities that we might incorporate?
- 3.4. Can we formalize a relationship between the Binghamton Housing Authority and the Homeownership Academy? Add to the Action Plan.
- 3.6. What kind of incentives could the City of Binghamton offer? Tax incentives? What kind of zoning amendments would need to occur to make this happen? Provide examples.
- 4.5. Given the City’s application to the New York Rising program, what are the additional details to be included in the recommendation? Which buildings would need to be demolished, and which would need to be elevated?
- 5.1. Amend the recommendation to require a portion of the City’s website to be dedicated to each district.
- 5.2. Add the Binghamton City School District to the list of “Interested Parties” in the Action Plan.



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Adjournment. Motion to adjourn at 7:50pm.

Moved by Papastrat, seconded by Motsavage.

Voice vote, none opposed.